

OFFICE SPACE FOR LEASE

2007 Old Montgomery Hwy ♦ Pelham, AL ♦ 35244 ♦ Jefferson County



SUITE SIZES: 2,500 SQ. FT. ♦ Will Divide into Smaller Private Suites

PRICE: \$500 — \$2,000 / month

Mark Dinan, MBA, CCIM

(o) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

MARK DINAN
Commercial & Investment Real Estate



*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

PROPERTY DETAILS

2007 Old Montgomery Hwy ♦ Hoover, AL ♦ 35244 ♦ Shelby County

- ♦ 2,500 Square Feet Office
- ♦ Upper Level, Suite B
- ♦ Fronts Old Montgomery Highway
- ♦ Traffic Count: 15,400 cars per day
- ♦ Close proximity to I-65, Valleydale Road
- ♦ Convenient to Hoover, Riverchase, Pelham, Helena
- ♦ Renovated in 2004/2024
- ♦ Flat, Level, Front Door Parking
- ♦ Well Maintained
- ♦ Local Owner
- ♦ Nice, functional Office Layout with kitchen, two restrooms.
- ♦ Signage Available
- ♦ Flexible Terms
- ♦ Owner will lease all or divide for one or more offices.



Mark Dinan, MBA, CCIM

(o) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

MARK DINAN
Commercial & Investment Real Estate



*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

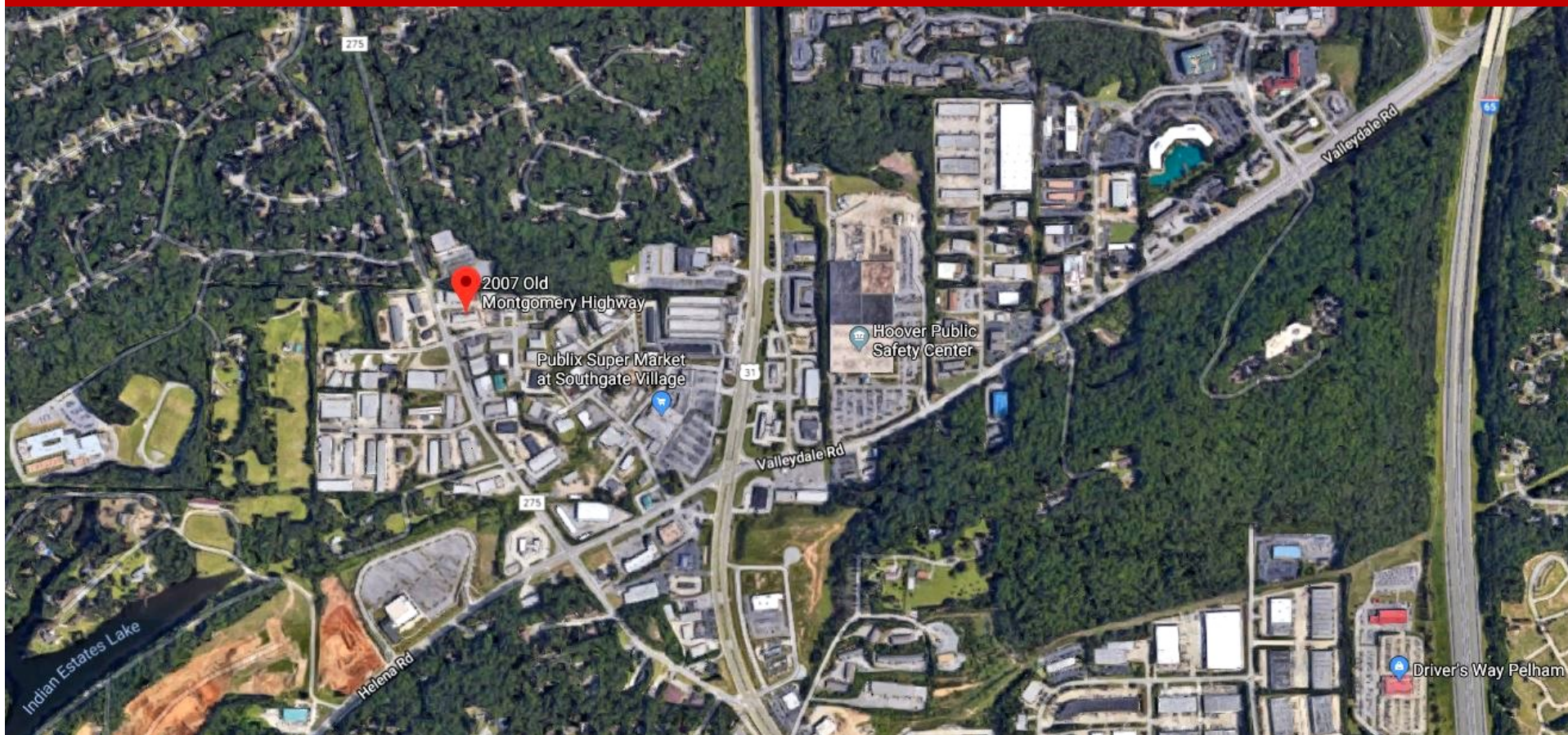
INTERIOR PHOTOS

2007 Old Montgomery Hwy ♦ Hoover, AL ♦ 35244 ♦ Shelby County



AERIAL MAP

2007 Old Montgomery Hwy ◇ Hoover, AL ◇ 35244 ◇ Jefferson County



Mark Dinan, MBA, CCIM

(c) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

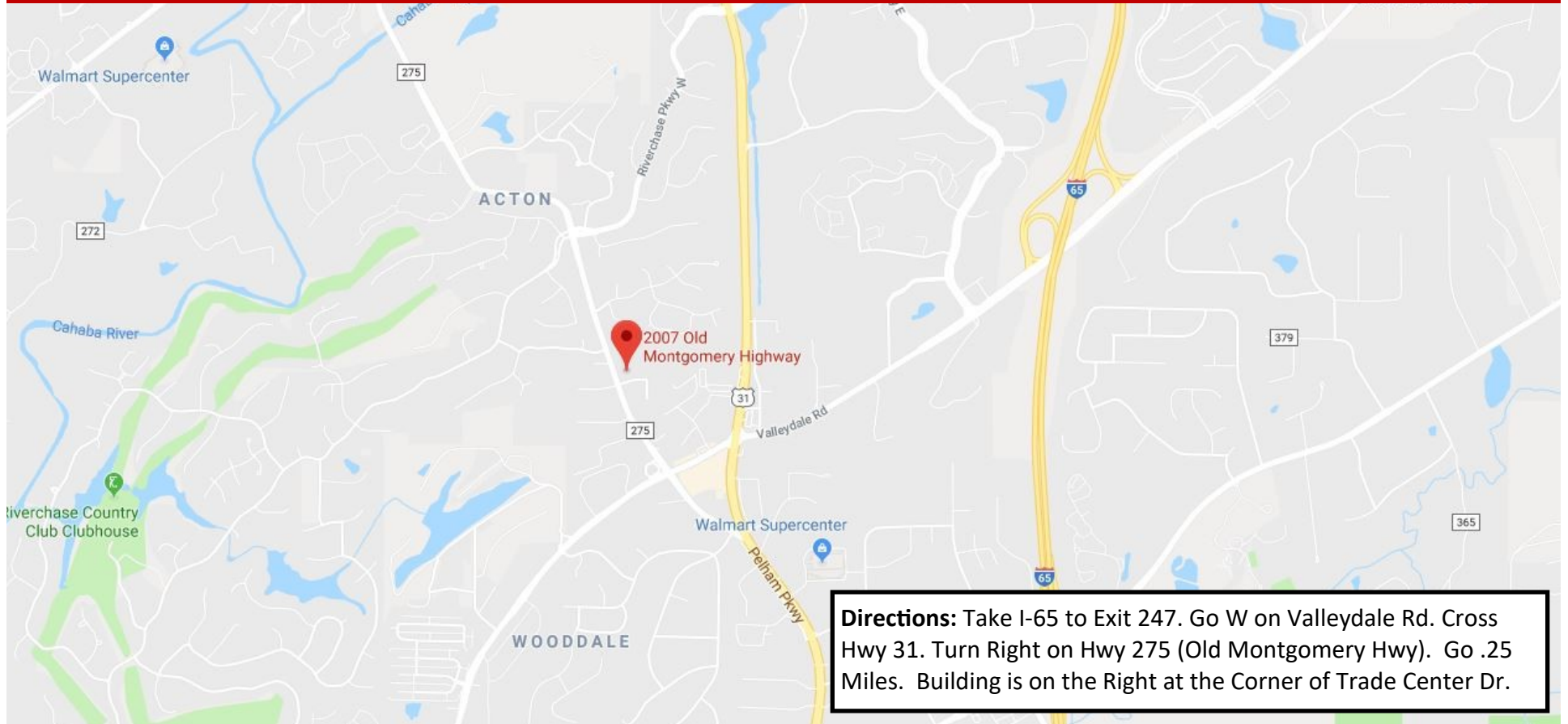
MARK DINAN
Commercial & Investment Real Estate



*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

LOCATION MAP

2007 Old Montgomery Hwy ♦ Hoover, AL ♦ 35244 ♦ Jefferson County



Mark Dinan, MBA, CCIM

(o) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

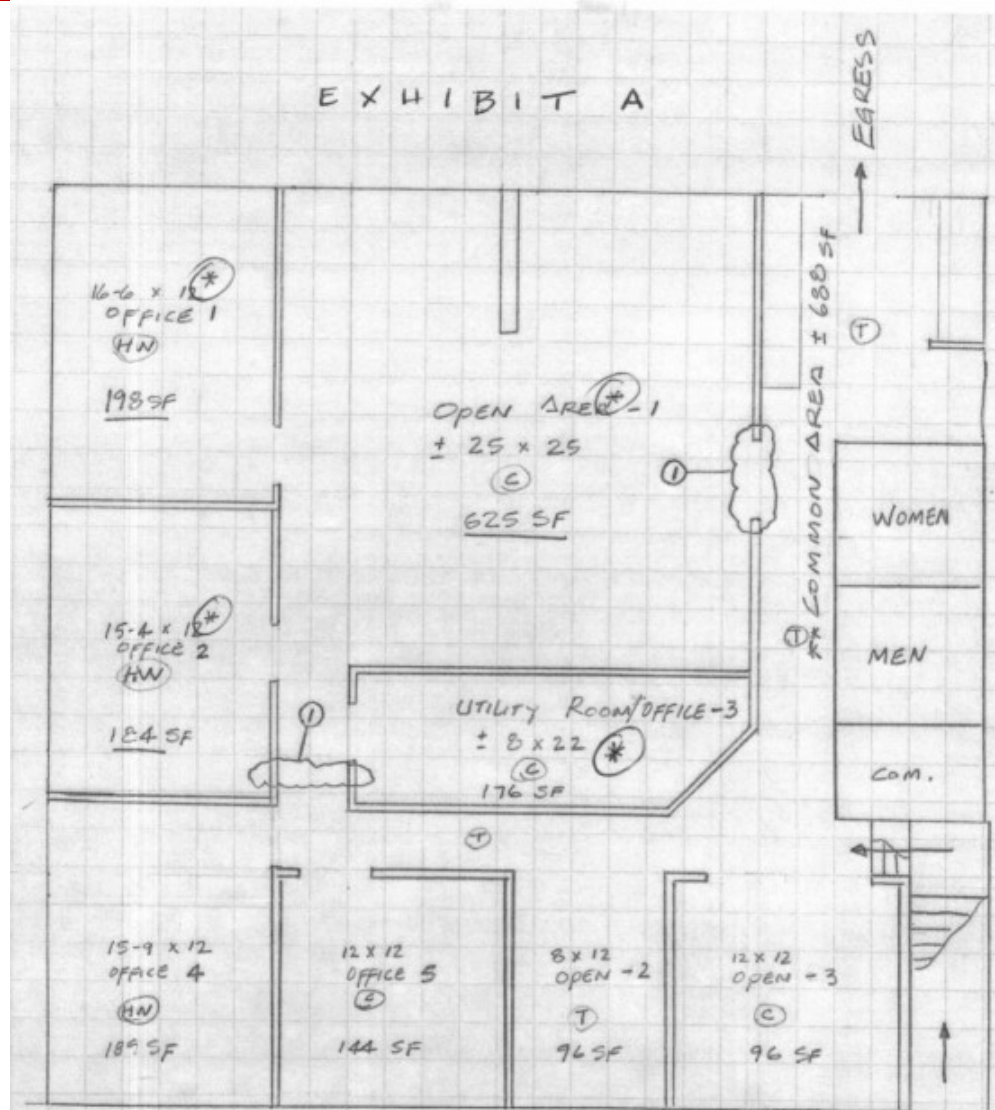
MARK DINAN
Commercial & Investment Real Estate



*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

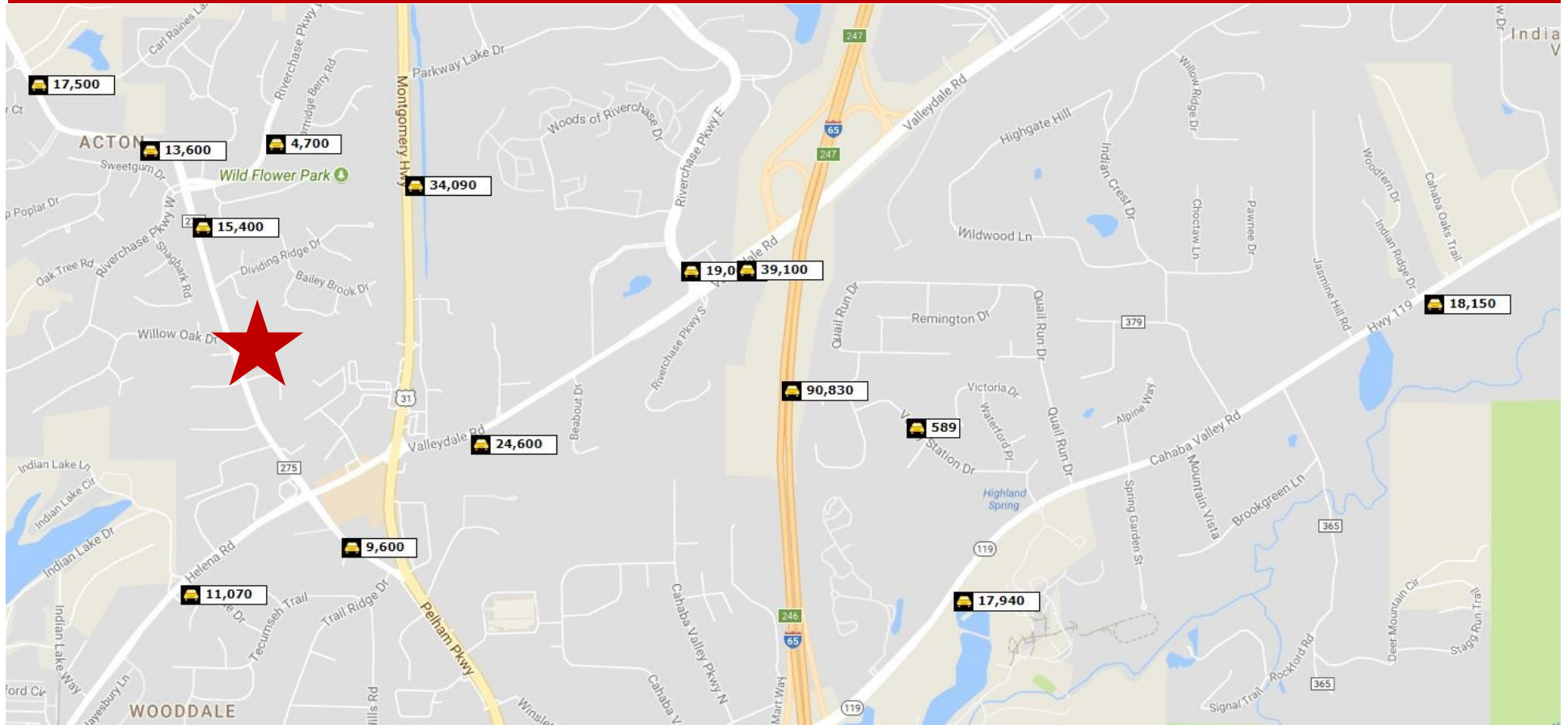
FLOOR PLAN

2007 Old Montgomery Hwy ♦ Hoover, AL ♦ 35244 ♦ Jefferson County



TRAFFIC MAP

2007 Old Montgomery Hwy ◇ Hoover, AL ◇ 35244 ◇ Jefferson County



Mark Dinan, MBA, CCIM

(c) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

MARK DINAN
Commercial & Investment Real Estate



*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

DEMOGRAPHICS

2007 Old Montgomery Hwy ♦ Hoover, AL ♦ 35244 ♦ Jefferson County

DEMOGRAPHIC SUMMARY

2007 Old Montgomery Hwy, Birmingham, Alabama, 35244

Ring of 5 miles

KEY FACTS

101,191

Population



40,941

Households

39.0

Median Age

\$76,219

Median Disposable Income

EDUCATION

3.0%

No High School Diploma



14.7%

High School Graduate



23.1%

Some College/
Associate's Degree



59.3%

Bachelor's/Grad/ Prof Degree

INCOME



\$94,890

Median Household Income



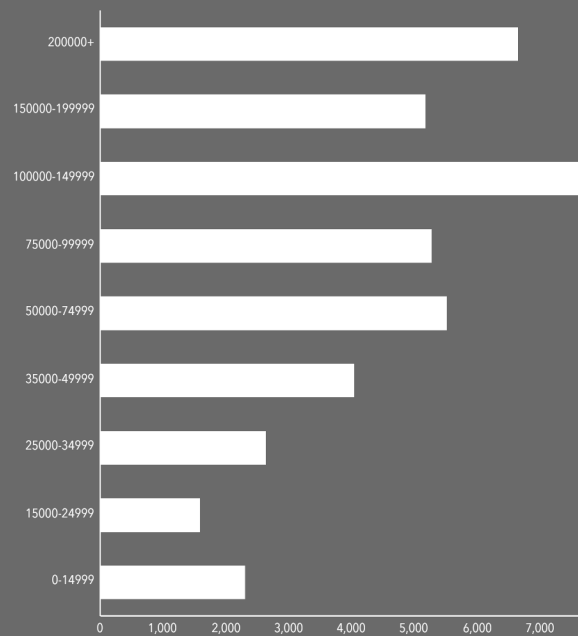
\$52,333

Per Capita Income

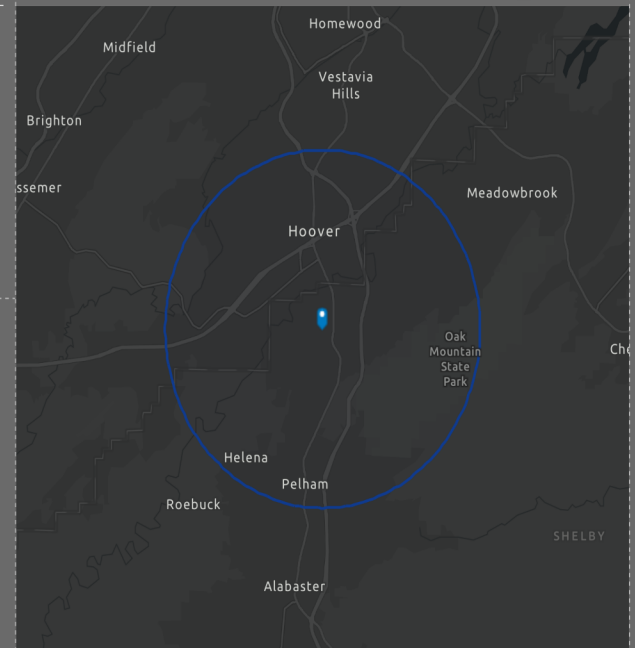


\$329,315

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



75.7%

White Collar



13.3%

Blue Collar



12.4%

Services

2.3%

Unemployment Rate

MARK DINAN
Commercial & Investment Real Estate

205-980-3434

*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.